122.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,104,300 / 1,104,300
					USE VALUE:	1,104,300 / 1,104,300
					ASSESSED:	1,104,300 / 1,104,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEZREH SHIRLEY/TRUSTEE
Owner 2:	MITCHELL N & SHIRLEY BEZREH LI
Owner 3:	BEZREH CREDIT SHELTER TRUST
Street 1:	71 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEZREH MITCHELL/SHIRLEY -
Owner 2:	TRS/M./S. BEZREH TRUST -
Street 1:	71 NORFOLK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Vinyl Exterior and 2597 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	505,900	4,400	594,000	1,104,300
Total Card	0.184	505,900	4,400	594,000	1,104,300
Total Parcel	0.184	505,900	4,400	594,000	1,104,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.29 /Parcel: 425.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	78515
GIS Ref	
GIS Ref	
Insp Date	08/30/17

!9488!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	505,900	4400	8,000.	594,000	1,104,300		Year end	12/23/2021
2021	101	FV	490,000	4400	8,000.	594,000	1,088,400		Year End Roll	12/10/2020
2020	101	FV	489,900	4400	8,000.	594,000	1,088,300	1,088,300	Year End Roll	12/18/2019
2019	101	FV	380,900	4400	8,000.	627,000	1,012,300	1,012,300	Year End Roll	1/3/2019
2018	101	FV	380,900	5100	8,000.	462,000	848,000	848,000	Year End Roll	12/20/2017
2017	101	FV	380,900	5100	8,000.	442,200	828,200	828,200	Year End Roll	1/3/2017
2016	101	FV	380,900	5100	8,000.	409,200	795,200	795,200	Year End	1/4/2016
2015	101	FV	371,300	5100	8,000.	343,200	719,600	719,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:08:44

LAST REV

Date	Time
11/17/21	11:09:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEZREH MITCHELL	70620-598		2/13/2018	Convenience	1	No	No		
BEZREH MITCHELL	48214-203		9/25/2006	Family		No	No		
	11310-712		4/10/1967		26,200	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2006	457	Manual	5,000					new front entrance

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	336	PATRIOT
11/1/2005	OWNR INFO	BR	B Rossignol
4/11/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
7/7/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	90.	0.83	10									594,000						594,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	594,000	Spl Credit		Total:	594,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99460125
Const Adj.:	1.00989902
Adj $ / SQ:	130.578
Other Features:	81319
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687393
Depreciation:	181472
Depreciated Total:	505922

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

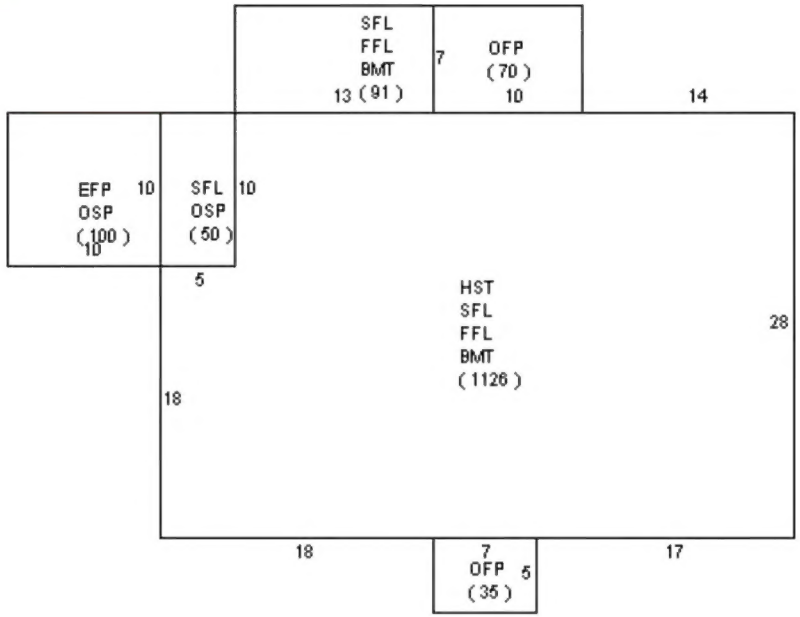
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.67
Special Features:	0	Val/Su Net:	109.53
Final Total:	505900	Val/Su SzAd	166.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,267	130.580	165,442
BMT	Basement	1,217	39.170	47,674
FFL	First Floor	1,217	130.580	158,914
HST	Half Story	563	88.790	49,991
OSP	Screen Porch	150	30.550	4,582
OFP	Open Porch	105	32.530	3,416
EFP	Enclos Porch	100	54.990	5,499

	Net Sketched Area:	4,619		Total:	435,518
Size Ad	3047	Gross Area	5182	FinArea	2597

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	80		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1915	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc